006.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	883,700	/	883,700
USE VALUE:	883,700	/	883,700
ASSESSED:	883,700	/	883,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PITCHEL STUART
Owner 2:	GOODMAN JULIA
Owner 3:	
Street 1:	30 FREEMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Clapboard Exterior and 2472 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	415,700		468,000	883,700
Total Card	0.126	415,700		468,000	883,700
Total Parcel	0.126	415,700		468,000	883,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.48 | /Parcel: 357.48

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5693
GIS Ref	
GIS Ref	
Insp Date	10/21/17

!600!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 006.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	415,700	0	5,500.	468,000	883,700		Year end	12/23/2021
2021	101	FV	403,800	0	5,500.	468,000	871,800		Year End Roll	12/10/2020
2020	101	FV	403,800	0	5,500.	468,000	871,800	871,800	Year End Roll	12/18/2019
2019	101	FV	298,000	0	5,500.	497,200	795,200	795,200	Year End Roll	1/3/2019
2018	101	FV	299,500	0	5,500.	362,700	662,200	662,200	Year End Roll	12/20/2017
2017	101	FV	299,500	0	5,500.	315,900	615,400	615,400	Year End Roll	1/3/2017
2016	101	FV	299,500	0	5,500.	269,100	568,600	568,600	Year End	1/4/2016
2015	101	FV	283,300	0	5,500.	263,300	546,600	546,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:44:09

LAST REV

Date	Time
11/06/17	08:10:51

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAIO MARY	28988-522		8/19/1998		299,000	No	No		Y

USER DEFINED

Prior Id # 1:	5693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2001	643	Dormers	35,000	O				ADD 2 DORMERS-NEW
4/18/2001	213	Wood Dec	1,200	C				12X16 DECK-REAR OF

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	197	PATRIOT
5/1/2002	Permit Visit	PM	Peter M
11/15/1999	Inspected	267	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	80.	1.06	1									468,002						468,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	468,002	Spl Credit		Total:	468,000

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.07475734
Const Adj.:	0.99980003
Adj $ / SQ:	145.063
Other Features:	108000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510715
Depreciation:	94993
Depreciated Total:	415722

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

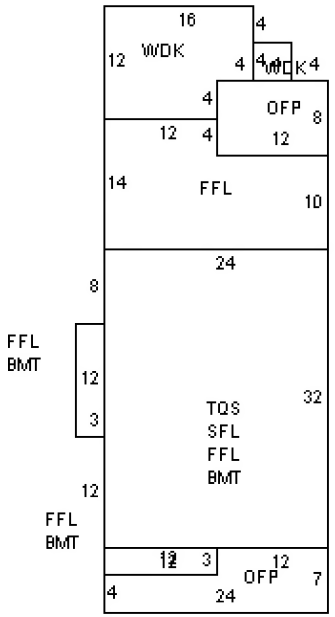
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	145.06
Special Features:	0	Val/Su Net:	111.39
Final Total:	415700	Val/Su SzAd	168.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	145.060	163,631
BMT	Basement	840	43.520	36,556
SFL	Second Floor	768	145.060	111,409
TQS	3/4 Story	576	145.060	83,556
OFP	Open Porch	228	23.730	5,411
WDK	Deck	192	11.210	2,152

Net Sketched Area:	3,732			Total:	402,715
Size Ad	2472	Gross Area	3924	FinArea	2472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	